6710 Clarksville Pike
Joelton, Tennessee 37080

Karen Johnson
Batch # 1167050
08/06/2024 02:17:59 PM
Fees: $18.00 Taxes: $413.47
Davidson County
DEEDTRS
3 pgs

20240806-0059966

This Instrument Prepared By:
David M. Smythe
Smythe Huff & Murphy, PC
1222 16th Avenue South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Jason A. Kohal and Emily B. Kohal 6630 Clarksville Pike Joelton, Tennessee 37080	Same	Map No. 014 00 0 Parcel 037.04

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $111,748.91.

Elizabeth Kim Gray
Affiant

Subscribed and sworn to before me, this 6th day of August, 2024.

DAVID M. SMYTHE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-3-2025

WHEREAS, by Deed of Trust dated November 18, 2022, of record in Instrument No. 20221118-0122852, Register's Office for Davidson County, Tennessee, Teresa A. Maiser, conveyed to Jeff M. Grissim, Trustee, the hereinafter described real property to secure the payment of a Promissory Note (the "Note") and other indebtedness as described in said Deed of Trust; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument of record in Instrument No. 20240618-0045915, said Register's Office, Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary of said indebtedness requested the undersigned to advertise and sell the real property described in the Deed of Trust pursuant to the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of the request of said beneficiary of the Deed of Trust, Jason A. Kohal and Emily B. Kohal, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust and such ad appeared in The Nashville Ledger on July 5, 2024, July 12, 2024 and July 19, 2024; and

WHEREAS, pursuant to the Notice of Sale for the property the foreclosure sale of the property was scheduled for the 5th day of August 2024, at 10:00 o'clock a.m. at the South front entrance of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the last, highest and best bidder for cash at which sale, Jason A. Kohal and Emily B. Kohal, became the purchaser of the said property at and for their Note bid amount of One Hundred Eleven Thousand Seven Hundred Forty Eight Dollars and Ninety One Cents ($111,748.91).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Jason A. Kohal and wife, Emily B. Kohal, the following real estate:

The property herein to be foreclosed is described as follows:

> BEGINNING at a point in the northerly margin of Clarksville Highway US 41 A, said point being at the northwest intersection of Douglas Road and the said Clarksville Highway; thence North 79 deg. 00' West along the northerly margin of the said Clarksville Highway 303.0 feet to an iron pin; thence North 11 deg. 15' East 475.00 feet to an iron pin; thence South 79 deg. East 385 .0 feet to a point in the westerly margin of Douglas Road; thence in a southerly direction along the westerly margin of Douglas Road 490.0 feet to the point of beginning and containing 3.7 acres more or less.
>
> Being the same property conveyed to Teresa A. Maiser, unmarried, by deed from Jason K. Kohal and wife, Emily B. Kohal of record in Instrument No. 20221118-0122851, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, appurtenances and restrictive covenants therein and thereunto belonging and appertaining, free from the right of homestead, equity of redemption, statutory right of redemption, homestead, dower, statutory and elective rights and all other rights and exemptions of every kind, including, all of which were expressly waived by the terms of said Deed of Trust.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Jason A, Kohal and wife, Emily B. Kohal, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. The property is subject to all easements or restrictions of record in the Davidson County Register of Deeds. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 6th day of August, 2024.

David M. Smythe, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Kim Gray, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 6th day of August, 2024.

Elizabeth Kim Gray
Notary Public

ELIZABETH KIM GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

07/07/2027